

MAR 23 2011

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Tehama

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Reporting Period by Calendar Year: from 1/1/2010 to 12/31/2010

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Attachment 1
page 1 of 5

City of Tehama

1/1/2010 - 12/31/2010

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

*** Note: These fields are voluntary**

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Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Tehama
Reporting Period 1/1/2010 - 12/31/2010

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program if its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	3		7	10	CDBG-Community Development Block Grant Program (state administered)
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	3	0	7	10	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	1(rehab)					0	0
No. of Units Permitted for Above Moderate						0	

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2009	2010										Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9				
Very Low	Deed Restricted Non-deed restricted	1	3										4	1
	Deed Restricted Non-deed restricted		7										7	-3
Low	Deed Restricted Non-deed restricted												1	4
	Deed Restricted Non-deed restricted	1											1	4
Moderate	Deed Restricted Non-deed restricted												1	9
	Deed Restricted Non-deed restricted		1										1	9
Above Moderate													1	9
Total RHNA by COG. Enter allocation number.		24											13	
Total Units		2	11										13	11
Remaining Need for RHNA Period														

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Investigate need for funds to rehabilitate & elevate low income homes	Rehab & elevate 10 low income units	Ongoing	One house left to elevate under Army Corps program
Assist local developers for affordable households	Rehab & elevate 10 low income units	Ongoing	8 lot development in progress - not income restricted
Maintain limit of platted area as residential	Adequate sites	12/2011	Adequate sites available
Incentives to builders	Encourage building	Ongoing	Incentives provided to developer of 8 lots - no assessment fees
Transfer low interest loans to new owners	Maintain dwellings units for low income households	Ongoing	One transfer in progress
Examine zoning ordinance to reduce costs	Remove govt. constraints	7/2011	In progress
Keep development costs in line with surrounding communities	Remove govt. constraints	Ongoing	In progress
Adopt provisions to approve residential care facilities	Remove govt. constraints	1-Jul-11	In progress
Allow manufactured housing in all residential areas	Accommodate manufactured housing	Ongoing	Regulations in effect
Look for sources of low interest funds to rehab housing units	Ensure safe and sanitary housing	Ongoing	Provided SHIP with names of possible eligible households for weatherization
Notify re-tagged buildings of available funding	Ensure safe and sanitary housing	Ongoing	Weatherization
Encourage farmworker housing in region	Assist efforts of County wide Farmworker Housing Development	Ongoing	In progress
Encourage input on housing needs	Encourage input of real estate & building industry and citizens	Ongoing	In progress
Inform residents of fair housi law	Inform public about equal Opportunity Housing Program	1-Dec-10	Notice posted/ Rehab projects notify potential candidates
Refer discrimination to DA and CRLA	Inform public about equal Opportunity Housing Program	Ongoing	No incidents known

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Time on low income programs/ programs for elderly and disabled/ target female heads of households

Investigate funding sources and programs

Ongoing

In progress

General Comments:

Funding sources for low income households are very scarce presently. Because Tehama is in a floodplain, it is too expensive for low income persons to build new homes. The City has concentrated its efforts on maintaining existing housing and keeping it available for low income residents.